

**Similar Applications within/straddling the Subject “V” and “AGR” Zones
on the Tai Tong Outline Zoning Plan in the Past Five Years**

Approved Applications

	<u>Application No.</u>	<u>Development(s)/Use(s)</u>	<u>Date of Consideration (RNTPC)</u>
1	A/YL-TT/522	Proposed Temporary Shop and Services with Plant Nursery for a Period of 3 Years	13.8.2021 [lapsed on 13.8.2024]
2	A/YL-TT/539	Proposed Temporary Shop and Services for a Period of 3 Years	10.6.2022 [revoked on 10.3.2024]
3	A/YL-TT/549	Proposed Temporary Shop and Services for a Period of 5 Years	24.6.2022
4	A/YL-TT/555	Proposed Temporary Shop and Services for a Period of 3 Years	15.7.2022 [revoked on 15.10.2023]
5	A/YL-TT/558	Renewal of Planning Approval for Temporary Shop and Services (Real Estate Agency) for a Period of 3 Years	29.7.2022 [lapsed on 16.8.2025]
6	A/YL-TT/565	Proposed Temporary Public Vehicle Park (Private Cars) for a period of 3 years	22.12.2023 [revoked on 22.6.2024]
7	A/YL-TT/566	Temporary Shop and Services for a Period of 3 Years	9.9.2022 [revoked on 17.3.2023]
8	A/YL-TT/591	Temporary Shop and Services for a Period of 3 Years	27.10.2023
9	A/YL-TT/624	Proposed Temporary Shop and Services for a Period of 3 Years	12.1.2024 [revoked on 12.7.2025]
10	A/YL-TT/678	Proposed Temporary Shop and Services for a Period of 3 Years and Associated Filling of Land	8.11.2024 [revoked on 8.5.2026]
11	A/YL-TT/679	Proposed Temporary Shop and Services for a Period of 3 Years	24.1.2025
12	A/YL-TT/690	Proposed Temporary Shop and Services for a Period of 3 Years	11.4.2025
13	A/YL-TT/693	Proposed Temporary Shop and Services for a Period of 3 Years	28.2.2025
14	A/YL-TT/723	Proposed Temporary Shop and Services (Local Provision Store) for a Period of 3 Years	5.12.2025
15	A/YL-TT/762	Proposed Temporary Shop and Services for a Period of 3 Years	27.2.2026
16	A/YL-TT/767	Proposed Temporary Shop and Services (Retail Shop for Hardware Groceries and Construction Materials) with Ancillary Facilities and Associated Filling of Land for a Period of 3 Years	5.6.2026

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department:

- No adverse comment on the application.
- There is no Small House application approved or under processing within the application site (the Site).
- Advisory comments as detailed in **Appendix IV**.

2. Traffic

(a) Comments of the Commissioner for Transport:

- No adverse comment from traffic engineering perspective.
- Advisory comments as detailed in **Appendix IV**.

(b) Comments of the Chief Highway Engineer/New Territories West, Highways Department:

- No adverse comment on the application from highways maintenance perspective.
- Advisory comments as detailed in **Appendix IV**.

3. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department:

- No in-principle objection to the application from the public drainage point of view provided that all existing drains/watercourse should be maintained and the overland flow from adjacent lands should not be affected.
- Should the application be approved, conditions should be stipulated to request the applicant to submit a drainage proposal and to implement and maintain the drainage facilities for the proposed use to the satisfaction of the Director of Drainage Services or of the Town Planning Board.

4. Fire Safety

Comments of the Director of Fire Services:

- No in-principle objection to the proposal subject to the fire service installations and water supplies for firefighting being provided to the Site.
- Advisory comments as detailed in **Appendix IV**.

5. **Environment**

Comments of the Director of Environmental Protection:

- No objection to the application.
- No environmental complaint concerning the Site has been received in the past three years.
- Advisory comments as detailed in **Appendix IV**.

6. **Building Matters**

Comments of the Chief Building Surveyor/New Territories West, Buildings Department:

- No objection to the application.
- Advisory comments as detailed in **Appendix IV**.

7. **Food and Environmental Hygiene**

Comments of the Director of Food and Environmental Hygiene:

- No adverse comment on the application.
- Advisory comments as detailed in **Appendix IV**.

8. **District Officer's Comments**

Comment of the District Officer (Yuen Long), Home Affairs Department:

His office has not received any comments on the application from the village representatives in the vicinity of the Site.

9. **Landscape**

Comment of the Chief Town Planner/Urban Design and Landscape, Planning Department:

The western portion of the Site was formed and the eastern portion of the Site was covered with overgrown. Some temporary structures were observed within the Site. As no tree felling is proposed, no significant adverse landscape impact arising from the proposed use is anticipated.

10. **Other Departments**

The following departments have no objection to/no comment on the application:

- Chief Engineer/Construction, Water Supplies Department;
- Project Manager (West), Civil Engineering and Development Department;

- Director of Electrical and Mechanical Services; and
- Commissioner of Police.

Recommended Advisory Clauses

- (a) to resolve any land issues relating to the development with the concerned owner(s) of the application site (the Site);
- (b) the planning permission is given to the development/use under application. It does not condone any other development/use (i.e. storage use) which currently exists on the Site but not covered by the application. Immediate action should be taken to discontinue such development/use not covered by the permission;
- (c) failure to reinstate the portion of the Site zoned “Agriculture” as required under the relevant approval condition upon expiry of the planning permission might constitute an unauthorized development under the Town Planning Ordinance and be subject to enforcement and prosecution actions;
- (d) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - (i) the Site comprises Old Schedule Agricultural Lots held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - (ii) the lot owner(s) shall apply to LandsD for a Short Term Waiver (STW) to permit the structure(s) erected within the private lots. The application for STW will be considered by LandsD in its capacity as a landlord and there is no guarantee that the application will be approved. The STW, if approved, will be subject to such terms and conditions including the payment of waiver fee and administrative fee as considered appropriate by LandsD. Besides, given the proposed use is temporary in nature, only erection of temporary structure(s) will be considered;
- (e) to note the comments of the Commissioner for Transport that:
 - (i) the local track leading to the Site are not under Transport Department’s purview. The applicant shall obtain consent of the owners/managing parties of the local track for using it as the vehicular access to the Site; and
 - (ii) sufficient manoeuvring space shall be provided within the Site. No parking, queueing and reversing of vehicles on public road are allowed;
- (f) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - (i) HyD should not be responsible for the maintenance of any access connecting the Site and Kiu Hing Road; and
 - (ii) adequate drainage measures shall be provided to prevent surface water running from the Site to the nearby public roads and drains;
- (g) to note the comments of the Director of Environmental Protection that:

to follow the relevant mitigation measures and requirements in the latest “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” issued by Environmental Protection Department (EPD) to minimise any potential environmental nuisances on the surrounding area;

(h) to note the comments of the Director of Fire Services that:

- (i) for enclosed structure with gross floor area not exceeding 230 m², portable fire extinguisher and stand-alone fire detector shall be provided;
- (ii) in relation to item (i) above, if two or more stand-alone fire detectors are installed in an enclosed structure, all detectors shall be interconnected (either wired or wirelessly) such that when one of the detectors is triggered, all connected detectors shall sound an alarm simultaneously;
- (iii) stand-alone fire detectors shall be provided in accordance with the “Stand-alone Fire Detector General Guidelines on Purchase, Installation & Maintenance [Sep 2021]”;
- (iv) provision of FSIs shall be demonstrated in form of FS Notes with all relevant standards and specifications; and
- (v) if the proposed structure(s) are required to comply with the Buildings Ordinance (BO) (Cap. 123), detailed fire service requirements will be formulated upon receipt of formal submission of general building plans;

(i) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:

- (i) the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively;
- (ii) the site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at building plan submission stage;
- (iii) if the existing structures (not being a New Territories Exempted House) are erected on leased land without the approval of the Building Authority (BA), they are unauthorized building works (UBWs) under the BO and should not be designated for any proposed use under the captioned application;
- (iv) for UBWs erected on leased land, enforcement action may be taken by BD to effect their removal in accordance with the prevailing enforcement policy against UBWs as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building works or UBWs on the Site under the BO;
- (v) four structures and associated filling of land are proposed in the application. Before any new building works (including containers/open shed as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are UBW under the BO. An Authorized Person should be appointed as the coordinator

for the proposed building works in accordance with the BO;

- (vi) any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings which are subject to the control of Part VII of the B(P)R;
 - (vii) the 6m high structures are considered excessive. It should be justified upon formal plan submission to BD; and
 - (viii) detailed checking under the BO will be carried out at building plan submission stage; and
- (j) to note the comments of the Director of Food and Environmental Hygiene (DFEH) that:
- (i) no Food and Environmental Hygiene Department's (FEHD's) facilities shall be affected;
 - (ii) proper licence/permit issued by FEHD is required if there is any food business/ catering service/ activities regulated by DFEH under the Public Health and Municipal Services Ordinance (Cap. 132) and other relevant legislation for the public;
 - (iii) under the Food Business Regulation, Cap. 132X, a food business licence is required for the operation of the relevant type of food business listed in the Regulation. For any premises intended to be used for food business (e.g. a restaurant, a food factory, a fresh provision shop), a food business licence from the FEHD in accordance with the Public Health and Municipal Services Ordinance (Cap. 132) shall be obtained. The application for licence, if acceptable by the FEHD, will be referred to relevant government departments such as the BD, Fire Services Department and Planning Department for comment. If there is no objection from the departments concerned, a letter of requirements will be issued to the applicant for compliance and the licence will be issued upon compliance of all the requirements;
 - (iv) depending on the mode of operation, generally there are several types of food business licence/permits that the operator may apply for under the Food Business Regulation:
 - (a) if food is sold to customers for consumption on the premises, a restaurant licence should be obtained;
 - (b) if food is only prepared for sale for consumption off the premises, a food factory licence should be obtained;
 - (c) if fresh, chilled or frozen beef, mutton, pork, reptiles (including live snake), fish (including live fish) and poultry is sold, a fresh provision shop licence should be obtained; and
 - (d) if milk, frozen confections, non-bottled drinks, cut fruit etc. are to be sold, relevant restricted food permits should be obtained;
 - (v) when choosing a premises, the applicant must ensure that the operation of food

business at the subject premises is in compliance with the requirements imposed under the legislation administered by FEHD, other government departments and the relevant authorities. Applicants are strongly advised to check well in advance the following documents: (a) the Government Lease, (b) the Occupation Permit of the building, and (c) the statutory plan. No part of a food premises shall be located in, under or over any structures built without the approval and consent of the BA;

- (vi) proper licence issued by FEHD is required if related place of entertainment is involved. Any person who desires to keep or use any place of public entertainment for example a theatre and cinema or a place, building, erection or structure, whether temporary or permanent, on one occasion or more, capable of accommodating the public presenting or carrying on public entertainment within Places of Public entertainment (PPE) Ordinance (Cap. 172) and its subsidiary legislation, such as a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment, cinematograph or laser projection display or an amusement ride and mechanical device which is designed for amusement, a Place of Public Entertainment Licence (or Temporary Place of Public Entertainment Licence) should be obtained from FEHD whatever the general public is admitted with or without payment; and
- (vii) there should be no encroachment on the public place and no environmental nuisance should be generated to the surroundings. Its state should not be a nuisance or injurious or dangerous to health and surrounding environment. Also, for any waste generated from such activities/ operation, the applicant should arrange disposal properly at their own expenses.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月25日星期四 20:18
收件者: tpbpd/PLAND
主旨: A/YL-TT/791
附件: CCF_000002(1)_merged.pdf

類別: Internet Email

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TT/791

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

本人反對有關申請原因如下：

1. 不符合區內農業地帶的規劃。
2. 不符合區內鄉村式發展地帶的規劃。
3. 農業及鄉村式發展地帶變成棕地或工業用途污染環境。
4. 填土工程導致水浸嚴重威脅村民的生命財產。
5. 貨車佔用行人路對村民生命構成威脅。
6. 火警時威脅本村安危。

希望貴署、慎重考慮！

「提意見人」姓名/名稱 Name of person/company making this comment

譚定裕

簽署 Signature

譚定裕

日期 Date

25. 6. 2026

就規劃申請/覆核提出意見 Making Comment on Planning Application / Review

參考編號

Reference Number:

260623-163727-38393

提交限期

Deadline for submission:

03/07/2026

提交日期及時間

Date and time of submission:

23/06/2026 16:37:27

有關的規劃申請編號

The application no. to which the comment relates:

A/YL-TT/791

「提意見人」姓名/名稱

Name of person making this comment:

先生 Mr. 譚明安

意見詳情

Details of the Comment :

敬啟者:

知悉位於DD119 LOT 1777 SC · 1777 SD · 1777 SF · 1777 RP(PART) · 1775 SN · 1775 S
A(PART) · 1775 SV · 1775 SAA · 1775 SAB · 1772 SG · 1772 SH ·
1792 RP(PART) · 1772 SN · 1771 SH and 1778

申請臨時商店服務行業及相關填土工程。(A/YL-TT/791)

以上所申請地帶，是現在存在地帶所發生之事情及狀況，每次大雨都有水浸，歷久以來
是一個隱患。曾多次委託村長跟地政署、渠務署、以及最後民政署，都一一未能解決此
問題，還得到渠務署的答覆，排水渠口(即位於DD 119 LOT 1562 SB SS2 RP)的出水口太
窄，不能加大該村之排水渠，又不能加大排水口出大渠，作為你貴署，能幫到我村解決
以上問題嗎？

其次就是交通問題，申請位置及該地帶已分界許多小地段，以備配合申請小型屋宇，仍
然未有一條通道給予小型車輛暢通到達附近之處所及附近土地。再者現今還存在一個問
題，已被申請人自己封路，作用何在？高官們，你們容許他此作風嗎？

申請商店自然車輛多？流量怎樣計算？填土正是大問題，倘若有水浸，誰能解決此大難題
呢？

作為小市民，投訴無門，求救也不容易，以上之申請，我作為該村民之一，極力反對以
上全部之申請，並希望貴署們慎重考慮！

為盼!!!

祝順安

上書人:譚明安

日期:2026年6月23日

電話:

致：城市規劃委員會

規劃申請編號：A/YL-TT/791

本人周興容，十八鄉白沙村村代表，經本村村委會議後，就上述規劃申請提出強烈反對以下問題。

- 1.上述地段在未獲得批准前已將原有之農地大規模進行填土工程，令本村造成嚴重水浸。
- 2.申請地點原屬農業耕種地帶，已偏離土地用途意向。
- 3.鄰近地段曾獲貴處批准後而改變原有內容，用作維修汽車工場，造成環境污染。

希望貴處慎重考慮而作出批准為盼

此致

十八鄉白沙村

村代表：周興容先生

簽署：周興容



聯絡電話：[REDACTED]

日期：24/06/2026



致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

3 附加 1

To : Secretary, Town Planning Board

By hand or post : 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong

By Fax : 2877 0245 or 2522 8426

By e-mail : tpbpd@pland.gov.hk

有關的規劃申請編號 The application no. to which the comment relates

A/YL-TT/791

意見詳情 (如有需要，請另頁說明)

Details of the Comment (use separate sheet if necessary)

- 1) 該申請地點填土太高已造成對附近地帶嚴重水浸
 - 2) 沒有註明什麼服務行業鄰近該處根據已改為維修汽車工場或修護油漆
 - 3) 地政為耕種地帶強烈反對作服務行業
 - 4) 規劃政策原意，保育農地，完全係與農業地帶規劃目標
 - 5) 沒有完善排水原則，無法自然排水，加劇周边水浸，影響遠
- 規劃當局應撤回申請，還原該地原有農地用途（因已填土）

「提意見人」姓名/名稱 Name of person/company making this comment 周顯明

簽署 Signature

周顯明

日期 Date

26 6 2026

RECEIVED

26 JUN 2026

Town Planning Board

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年06月29日星期一 11:41
收件者: tpbpd/PLAND
副本: tam lc
主旨: Objection Letter for the Proposed Temporary Shop and Services and Associated Filling of Land (Ref. Application No: A/YL-TT/791)
附件: 反對臨時商店及服務行業和相關的填土工程之申請 (規劃申請編號 (A_YL-TT_791).jpg)
類別: Internet Email

Dear Sir/Madam,

Enclosed please find an objection letter on the subject for your information and appropriate action.

Thanks & regards,

LC Tam
[REDACTED]

致城市規劃委員會秘書：

專人送遞或郵遞：香港北角渣華道 333 號北角政府合署 15 樓

傳真：2877 0245 或 2522 8426

電郵：tpbpd@pland.gov.hk

有關的規劃申請編號：(A/YL-TT/791)

意見詳情：

本人對新界元朗大棠丈量約份第 119 約地段第 1777 號 C 分段、第 1777 號 D 分段、第 1777 號 F 分段、第 1777 號餘段（部份）、第 1775 號 M 分段、第 1775 號 N 分段、第 1775 號 O 分段（部份）、第 1775 號 U 分段、第 1775 號 V 分段、第 1775 號 AA 分段、第 1775 號 AB 分段、第 1772 號 G 分段、第 1772 號 H 分段、第 1772 號餘段（部份）、第 1772 號 N 分段、第 1771 號 H 分段、及 1778 的「臨時商店及服務行業及相關的填土工程（為期三年）」之申請表示強烈反對，原因如下：

（一）不符合區內「農業」地帶的規劃

部份擬議發展地段位處白沙村「農業」地帶，規劃意向是保存和保護良好的農地，以便作農業用途。

（二）不符合區內「鄉村式發展」地帶的規劃

部份擬議發展地段位處白沙村「鄉村式發展」地帶，申請用途並未符「鄉村式發展」區的規劃意向，並與周圍的住宅特徵和環境不相容，而鄉村式發展區主要作原居民鄉村發展小型屋宇用途。

（三）水浸威脅村民的生命和財產

申請地點有違例填土工程，已導致附近土地及房屋變成低窪地帶，每逢下較大的雨，水浸問題非常嚴重，如果主題申請獲批，水浸問題必定會更加嚴峻。雖然白沙村村代表和村民甚至本區區議員曾先後要求元朗渠務署及元朗民政事務處改善區內排水系統，但兩個尊貴的政府部門都互相推諉，所以區內的排水系統在可見的未來不會改善。

（四）貨車佔用鄉間行人通道對村民生命構成威脅

根據申請人提供的行車路線圖，申請地點不近橋興路，往返目的地的貨車必須經過鄉間行人通道，此舉除了阻礙村民出入，還會對本村村民生命構成威脅。

（五）火警時刻威脅本村安危

火警經常在白沙村周遭的貨倉發生，不幸中的大幸是大部份火警都在本村外圍人口不太密集的地方，由於欠缺合規格的消防通道及設施，消防帶車都須花費不少時間才能到達現場並把火種撲滅。一旦發生火警，火乘風勢後果不堪設想。

[注意：以下部份是提意見人的個人資料，不可以公開予公眾查閱。]

「提意見人」姓名 / 名稱：

譚連就

簽署：

日期：

29-6-2016

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

5

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年07月01日星期三 0:33
收件者: tpbpd/PLAND
主旨: A/YL-TT/791 DD 119 Pak Sha Tsuen
類別: Internet Email

A/YL-TT/791

Lots 17775.4, 177750, 1777S.F, 1777RPC (part), 177SS.M, 1775S.N, 17755.0C (part) 17755.U, 1775S.V, 1775S.AA, 17755.AB, 17725.G, 17725.H, 1772 RP (part), 1772 S.N, 1771S. H and 1778in D.D. 119, Pak Sha Tsuen, Tai Tong, Yuen Long

Site area: About 1,410sq.m

Zoning: "Agriculture" and "VTD"

Applied use: Shop / 5 Vehicle Parking

Dear TPB Members,

Strong Objections, there is obviously a plan afoot to convert this part of Pak Sha Tsuen to brownfield.

In 2024 629 for Warehouse / Open Storage was rejected but this was replaced in 2025 with TWO FAKE ABE. On the village side 693 was approved for 'shop and services. These lots have no previous application history.

The warehouse has gone ahead and is straddling the two ABE locations.

Of note is that NONE of the applications have fulfilled conditions.

If TPB members were to carry out their duties conscientiously they would request aerial images of the combined lots.to determine what is going on.

However, one no longer has any expectations when it is quite clear that Brownfield All Over is now the policy.

Mary Mulvihill